

# SPECIAL USE REPORT

► **FILE #:** 9-A-25-SU

**AGENDA ITEM #:** 34

**AGENDA DATE:** 9/11/2025

► **APPLICANT:** MAINLAND MCA KNOXVILLE

OWNER(S): Mainland MCA Knoxville

TAX ID NUMBER: 106 P A 037

[View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 962 N GALLAHER VIEW RD

► **LOCATION:** South side of Middlebrook Pike, east side of N Gallaher View Rd, north of Mars Hill Rd

► **APPX. SIZE OF TRACT:** 4.1 acres

SECTOR PLAN: Northwest City

GROWTH POLICY PLAN: N/A (Within City Limits)

ACCESSIBILITY: Access is via N. Gallaher View Road, a minor arterial with four lanes and a center turn lane within a right-of-way width that varies.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: Ten Mile Creek

► **ZONING:** RN-4 (General Residential Neighborhood), HP (Hillside Protection Overlay), (C) (Previously Approved Plan District) (removal pending)

► **EXISTING LAND USE:** Rural Residential

► **PROPOSED USE:** Townhouse development

**HISTORY OF ZONING:** In 1996, the property was denied a rezoning request from R-1E to R-1 (4-T-96-RZ). In 2004, the property was denied a rezoning from R-1E to O-1 (Office, Medical, and Related Services) (7-U-04-RZ). In 2013, a rezoning request from R1-E to C-6 (General Commercial Park) was recommended for denial and withdrawn (10-F-13-RZ). In 2016, a rezoning request from R-1E to RP-1 (Planned Residential) up to 1 du/ac was approved (1-D-16-RZ). In 2024, rezoning request from RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay), and (C) (Formerly Approved Planned District) to RN-4 (General Residential Neighborhood), HP, and (C) was approved (7-I-24-RZ). There is a pending request to remove the (C) (Formerly Approved Planned District) designation (8-A-25-SU).

**SURROUNDING LAND USE AND ZONING:**

North: Single family residential, public/quasi public land (church) - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

South: Agriculture/forestry/vacant land - RN-4 (General Residential Neighborhood), RN-1 (Single-Family Residential Neighborhood),

HP (Hillside Protection Overlay)

East: Single family residential, agriculture/forestry/vacant land - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

West: Commercial, multifamily residential - C-G-1 (General Commercial) (City), F (Floodplain Overlay) (City), RB (General Residential) (County)

NEIGHBORHOOD CONTEXT: This area is comprised of a mix of single family residential dwellings on suburban style lots and multifamily residential dwellings in a large apartment complex. There is a small commercial node at the intersection of Middlebrook Pike and N Gallaher View Road. Public uses in the area are churches.

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**STAFF RECOMMENDATION:**

- **Postpone the request to the October 2, 2025, Planning Commission meeting as requested by the applicant.**

**COMMENTS:**

This request for a 32 unit townhouse development with access to N. Gallaher View Road.

ESTIMATED TRAFFIC IMPACT: 343 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 2 (public school children, grades K-12)

Schools affected by this proposal: West Hills Elementary, Bearden Middle, and Bearden High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

The Planning Commission's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed.



# Request to Postpone • Table • Withdraw

Mainland MCA Knoxville

2025-08-26

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

2025-09-11

Scheduled Meeting Date

File Number(s)

9-A-25-SU

## POSTPONE

- ☐ **POSTPONE:** All applications are eligible for postponement if the request is received in writing and paid for by noon on Thursday the week prior to the Planning Commission meeting. All requests must be acted upon by the Planning Commission, except new applications which are eligible for one 30-day automatic postponement. If payment is not received by the deadline, the item will be tabled.

**SELECT ONE:** ☒ 30 days ☐ 60 days ☐ 90 days

Postpone the above application(s) until the \_\_\_\_\_ Planning Commission Meeting.

## WITHDRAW

- ☐ **WITHDRAW:** Applications may be withdrawn automatically if the request is received in writing no later than 3:30pm on Thursday the week prior to the Planning Commission meeting. Requests made after this deadline must be acted on by the Planning Commission. Applicants are eligible for a refund only if a written request for withdrawal is received no later than close of business 2 business days after the application submittal deadline and the request is approved by the Executive Director or Planning Services Manager.

## TABLE

*\*The refund check will be mailed to the original payee.*

- ☐ **TABLE:** Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled. There is no fee to table or untable an item.

## AUTHORIZATION

*By signing below, I certify I am the property owner, and/or the owners authorized representative.*

Adam Thomas Kohntopp

Applicant Signature

Please Print

865-343-0019

akohntopp@cci-corp.com

Phone Number

Email

## STAFF ONLY

Staff Signature

Shelley Gray

Please Print

8/26/2025

Date Paid

☐ No Fee

Eligible for Fee Refund? ☐ Yes ☐ No

Amount:

Approved by:

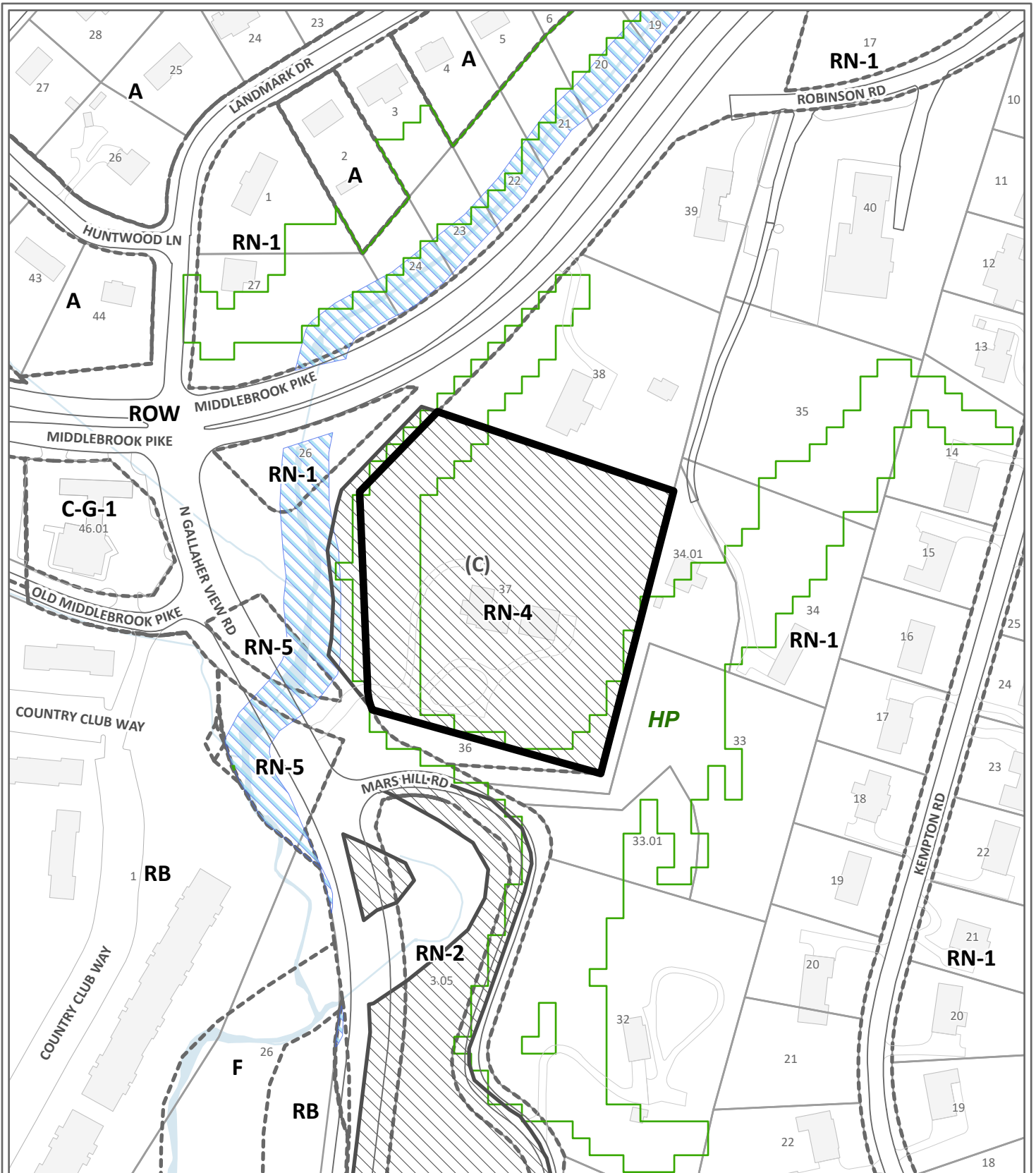
Date:

Payee Name

Payee Phone

Payee Address

October 2022



## SPECIAL USE

9-A-25-SU

Petitioner: Mainland MCA Knoxville



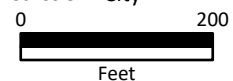
Townhouse development in RN-4 (General Residential Neighborhood), HP (Hillside Protection Overlay), (C) (Previously Approved Plan District)

Original Print Date: 8/1/2025

Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

Map No: 106

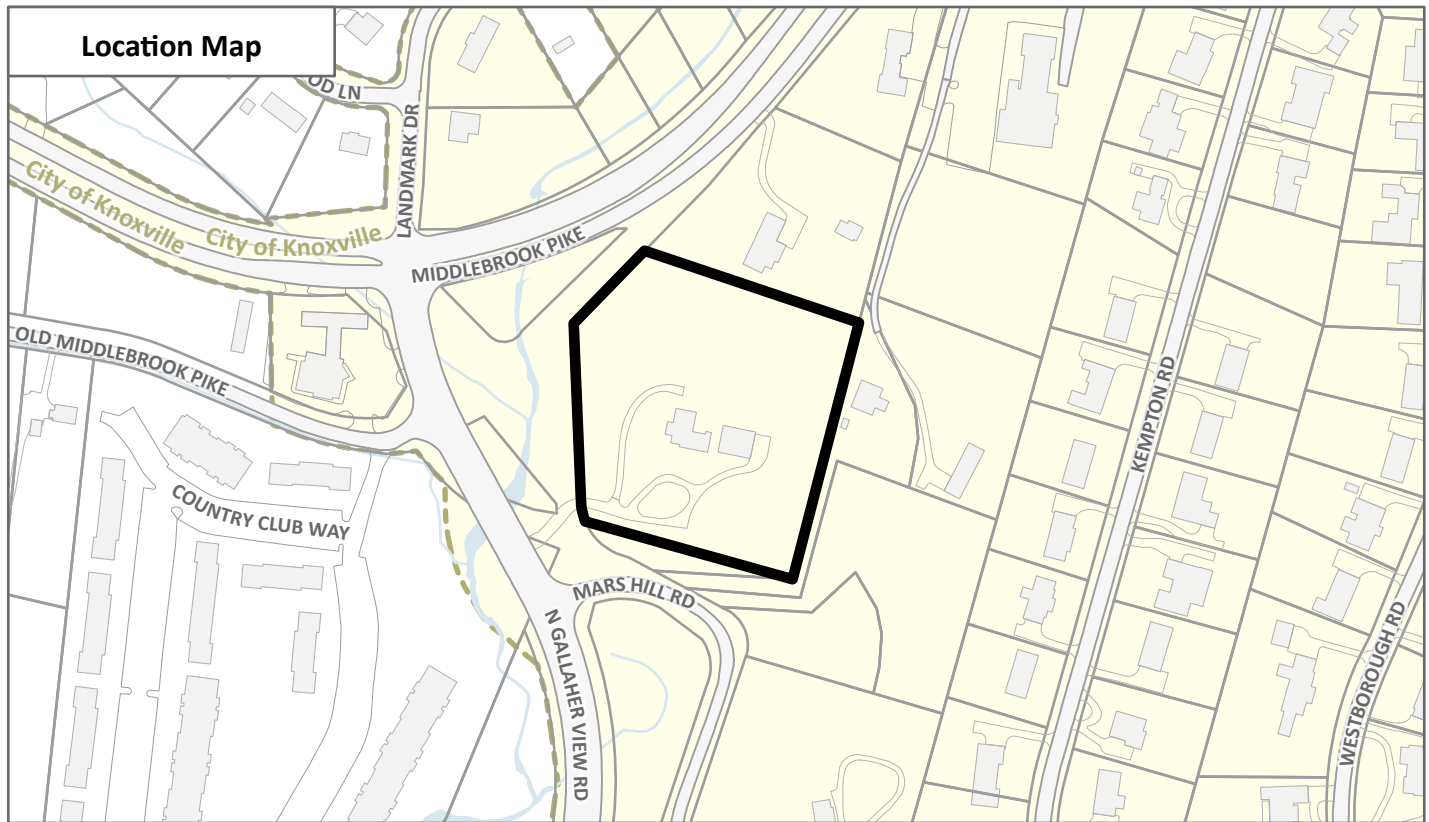
Jurisdiction: City





## Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

9-A-25-SU

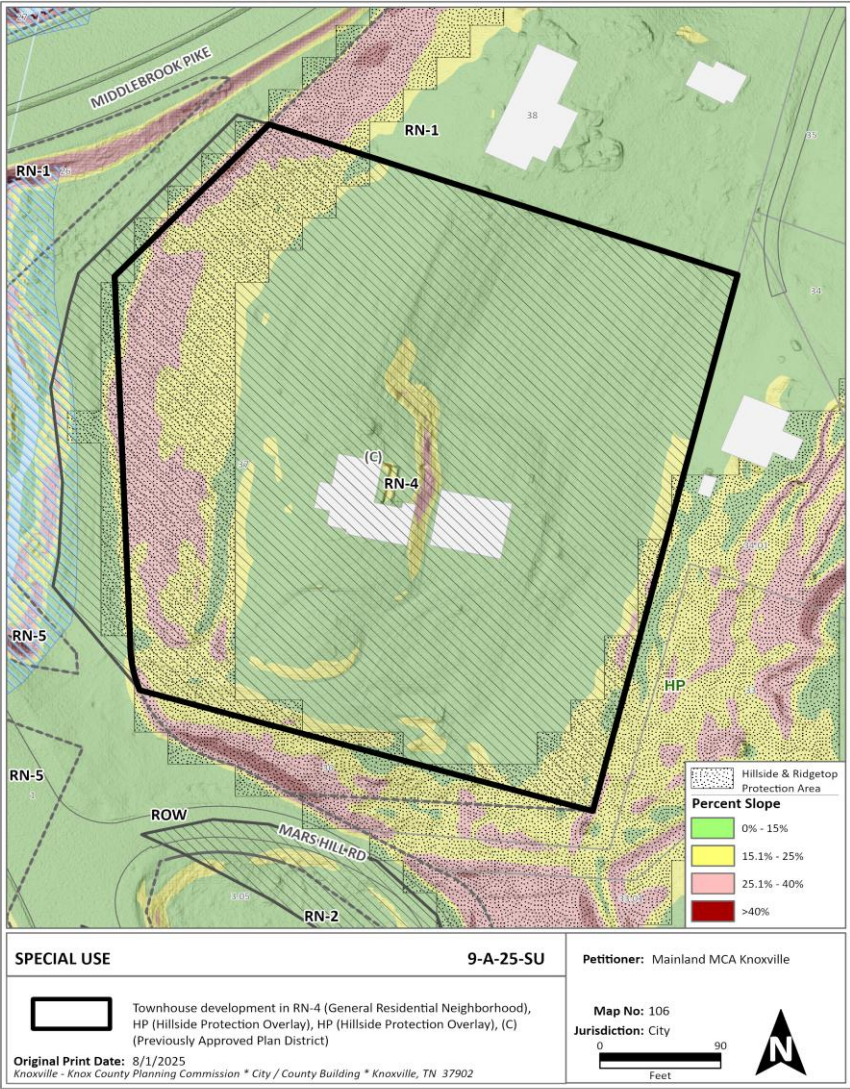


Case boundary



0 340  
Feet



| CATEGORY                      | SQFT      | ACRES | RECOMMENDED<br>DISTURBANCE<br>BUDGET<br>(Percent)   | DISTURBANCE AREA<br>(Sqft) | DISTURBANCE<br>AREA<br>(Acres) |
|-------------------------------|-----------|-------|---|----------------------------|--------------------------------|
| Total Area of Site            | 178,387.5 | 4.10  |   |                            |                                |
| Non-Hillside                  | 131,140.6 | 3.01  | N/A   |                            |                                |
| 0-15% Slope                   | 5,077.8   | 0.12  | 100%  | 5,077.8                    | 0.12                           |
| 15-25% Slope                  | 27,378.1  | 0.63  | 50%   | 13,689.0                   | 0.31                           |
| 25-40% Slope                  | 14,592.5  | 0.33  | 20%   | 2,918.5                    | 0.07                           |
| Greater than 40% Slope        | 198.5     | 0.00  | 10%   | 19.9                       | 0.00                           |
| Ridgetops                     |           |       |   |                            |                                |
| Hillside Protection (HP) Area | 47,246.9  | 1.08  | Recommended<br>disturbance budget<br>within HP Area | 21,705.1                   | 0.50                           |
|                               |           |       | Percent of HP Area                                  | 45.9%                      |                                |





  
 TN STATE PLANE  
 NAD 83 (2011)/GEOID 18  
 NAVD 88  
  
 SCALE: 1" = 40'  
 DATUM ADJUSTED BY A  
 SCALE FACTOR 1.0001


**IMPERVIOUS INFORMATION**  
1997 IMPERVIOUS AREA: 0.47 AC  
PROPOSED IMPERVIOUS AREA: 1.60 AC

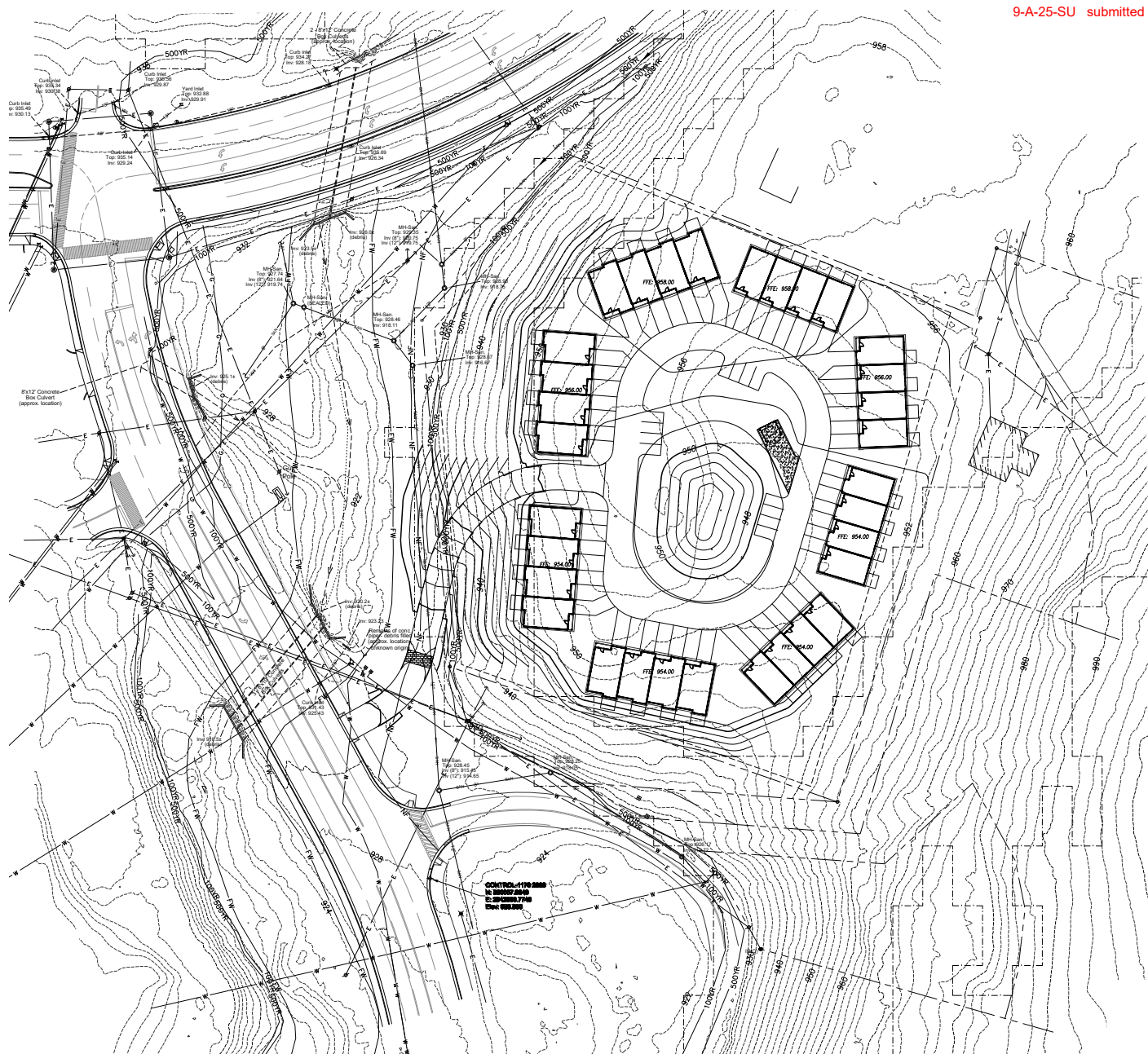
**C101**

**NOTES:**  
1. REFER TO SHEET C002 FOR GENERAL NOTES.



Know what's below  
Call before you dig

  
 TN STATE PLANE  
 NAD 83 (2011)/GEOID 18  
 NAVD 88  
 0 40  
 SCALE: 1" = 40'  
 DATUM ADJUSTED BY A  
 SCALE FACTOR 1.0001



**811**  
Know what's below  
Call before you dig

**NOTES:**  
1. REFER TO SHEET C002 FOR GENERAL NOTES.

[illegible]

IF THIS DOCUMENT IS NOT SIGNED, SEALED, AND DATED, IT MAY NOT BE USED FOR CONSTRUCTION.

**GALLAHER VIEW TOWNHOMES**  
962 N GALLAHER VIEW ROAD  
KNOXVILLE, TN 37923

PROJECT:



10025 Investment Drive, Suite 12  
Knoxville, TN 37932

865.670.8555  
www.cci-corp.com

CLIENT:

**MAINLAND MCA KNOXVILLE, LL**  
1905 ACKLEN AVENUE  
NASHVILLE, TN 37212

|               |          |
|---------------|----------|
| CCI PROJ. NO. | 01900-00 |
|---------------|----------|

DATE: JULY 22, 20

|        |   |
|--------|---|
| PM/PC: | A |
|--------|---|

**SITE GRADING & DRAINAGE  
PLAN**

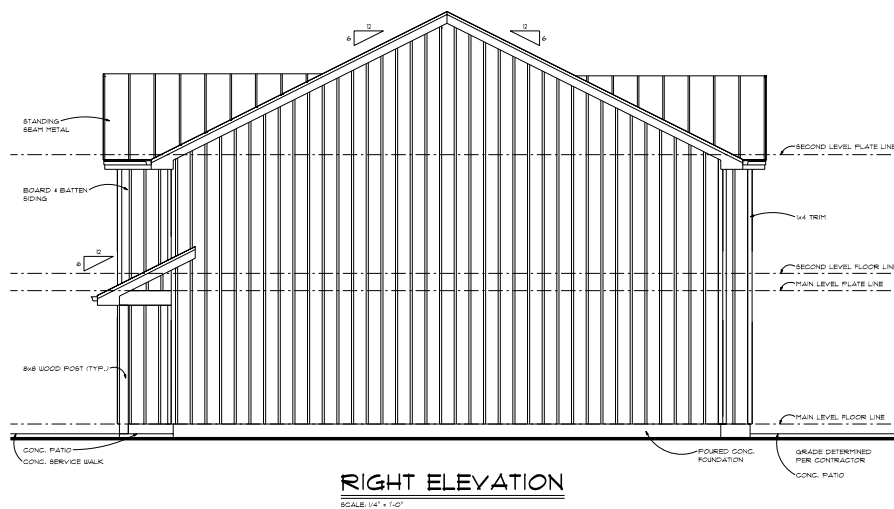
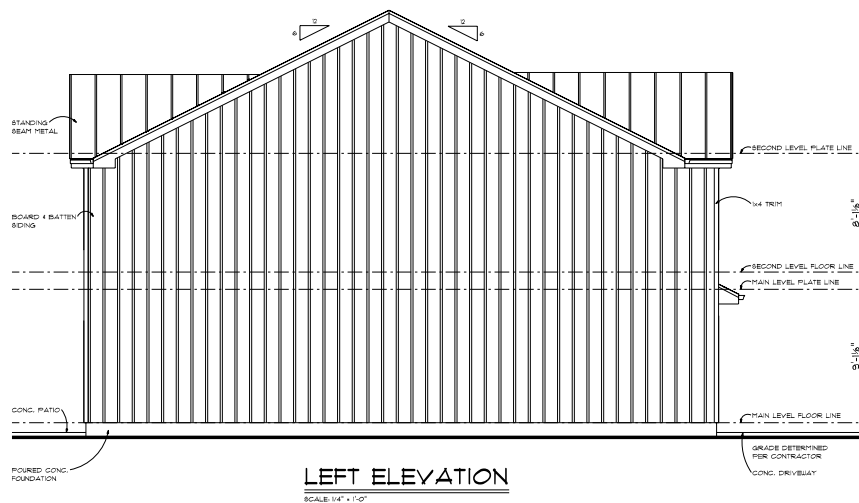
C201



ADVANCED HOUSING PLANS IS A PROFESSIONAL NECESSARY DESIGN PRINT ATTENTION PLANS, BECAUSE SITE CONDITIONS VARY, AND CANNOT GUARANTEE THE AVAILABILITY OF THESE PLANS FOR USE ON YOUR SPECIFIC SITE. THE AVAILABILITY OF THESE PLANS SHOULD NOT BE UNDERTAKEN WITHOUT THE ASSISTANCE OF A CONSTRUCTION PROFESSIONAL. HORIZONTAL CONTRACTION OF CONCRETE SHALL BE ACCORDING TO THE STANDARD CONSTRUCTION CODE, AND BE REGULATED BY THE LOCAL JURISDICTION. THESE PLANS RELEASED ADVANCED HOUSING PLANS FROM ANY LIABILITY THAT MAY OCCUR DURING OR AFTER THE BUILDING PROCESS.

SHEET  
3  
OF  
10

1001



9-A-25-SU submitted 7/22/2025

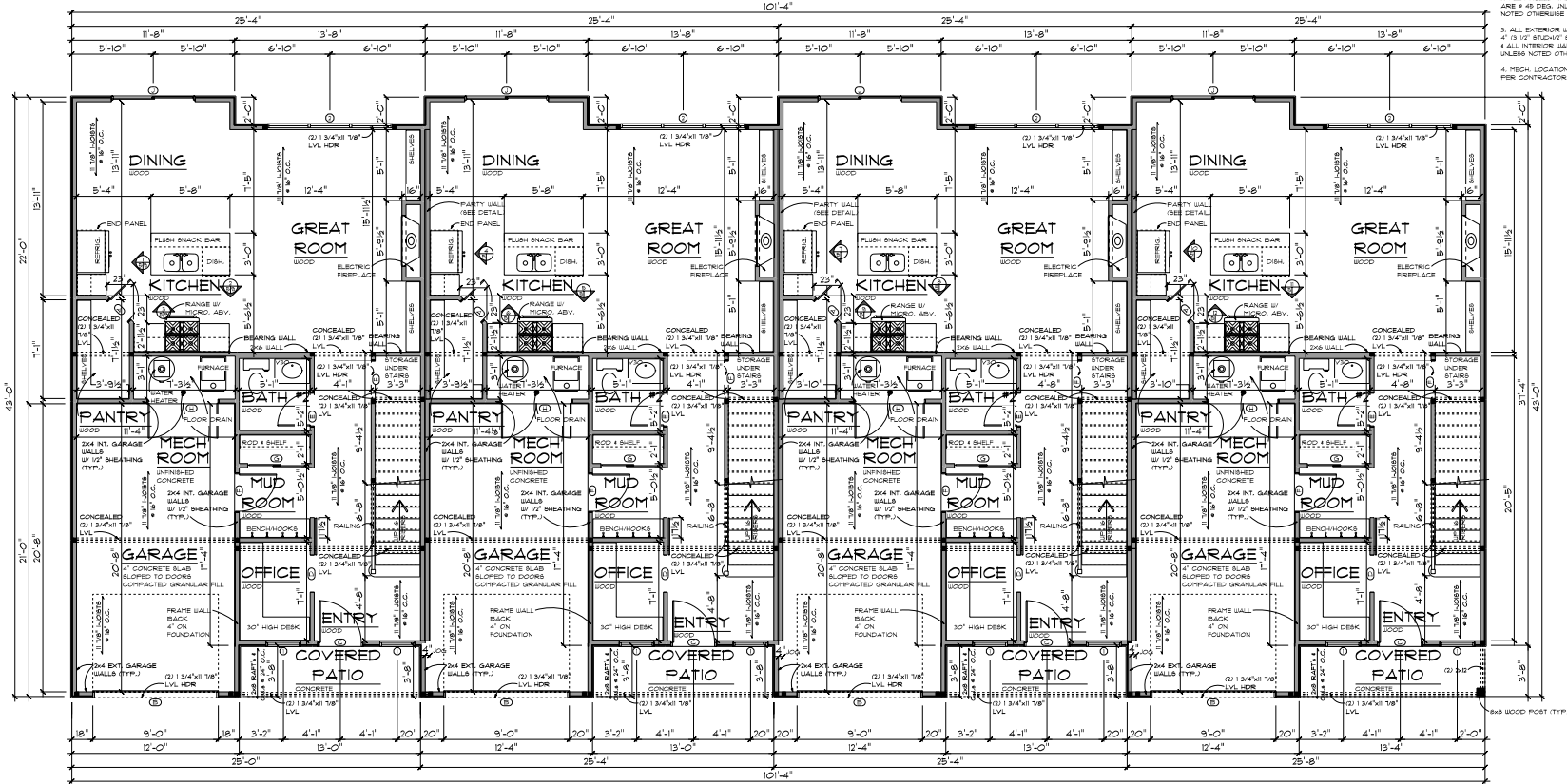
| OPENING ID | TYPE         | PRODUCT CODE           | SIZE          | COUNT |
|------------|--------------|------------------------|---------------|-------|
| 1          | WINDOW       | 30X48 CASHEMENT 1      | 2'-6" x 4'-0" | 2     |
| 2          | WINDOW       | 10X17 CASHEMENT 3      | 9'-0" x 6'-0" | 1     |
| A          | DOOR         | 36X80 1                | 2'-0" x 6'-8" | 1     |
| B          | GARAGE       | 10X14 STABLE           | 9'-0" x 1'-0" | 1     |
| C          | DOOR         | 36X80 SLAB 1           | 2'-0" x 6'-8" | 1     |
| D          | SLIDING DOOR | 10X10 DOUBLE BARN DOOR | 2'-8" x 6'-8" | 1     |
| E          | DOOR         | 36X80 1                | 2'-4" x 6'-8" | 1     |
| F          | DOOR         | 30X80 1                | 2'-8" x 6'-8" | 2     |
| G          | SLIDING DOOR | 48X10 SLIDING 2        | 4'-0" x 6'-8" | 1     |
| H          | DOOR         | 60X80 2                | 9'-0" x 6'-8" | 1     |
| J          | SLIDING DOOR | 10X10 SLIDING GLASS 2  | 8'-0" x 6'-8" | 1     |

| OPENING ID | TYPE         | PRODUCT CODE           | SIZE          | COUNT |
|------------|--------------|------------------------|---------------|-------|
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| C          | DOOR         | 36X80 SLAB 1           | 2'-0" x 6'-8" | 1     |
| D          | SLIDING DOOR | 10X10 DOUBLE BARN DOOR | 2'-8" x 6'-8" | 1     |
| E          | DOOR         | 36X80 1                | 2'-4" x 6'-8" | 1     |
| F          | DOOR         | 30X80 1                | 2'-8" x 6'-8" | 2     |
| G          | SLIDING DOOR | 48X10 SLIDING 2        | 4'-0" x 6'-8" | 1     |
| H          | DOOR         | 60X80 2                | 9'-0" x 6'-8" | 1     |
| J          | SLIDING DOOR | 10X10 SLIDING GLASS 2  | 8'-0" x 6'-8" | 1     |

GENERAL NOTES:  
1. ALL MAIN LEVEL WALLS ARE 8" x 16" UNLESS NOTED OTHERWISE  
2. ALL ANGLE WALLS ARE 4" x 8" UNLESS NOTED OTHERWISE  
3. ALL EXTERIOR WALLS ARE 4" x 12" UNLESS NOTED OTHERWISE  
4. ALL INTERIOR WALLS ARE 3" x 12" UNLESS NOTED OTHERWISE  
5. HIGH LOCATION DETERMINED PER CONTRACTOR



| UNIT A         |             |
|----------------|-------------|
| MAIN LEVEL     | 124 sq. ft. |
| SECOND LEVEL   | 167 sq. ft. |
| TOTAL FINISHED | 291 sq. ft. |
| MECHANICAL     | 22 sq. ft.  |
| GARAGE         | 247 sq. ft. |
| COVERED PATIO  | 49 sq. ft.  |

| UNIT B         |             |
|----------------|-------------|
| MAIN LEVEL     | 124 sq. ft. |
| SECOND LEVEL   | 167 sq. ft. |
| TOTAL FINISHED | 291 sq. ft. |
| MECHANICAL     | 22 sq. ft.  |
| GARAGE         | 247 sq. ft. |
| COVERED PATIO  | 49 sq. ft.  |

| UNIT C         |             |
|----------------|-------------|
| MAIN LEVEL     | 124 sq. ft. |
| SECOND LEVEL   | 167 sq. ft. |
| TOTAL FINISHED | 291 sq. ft. |
| MECHANICAL     | 22 sq. ft.  |
| GARAGE         | 247 sq. ft. |
| COVERED PATIO  | 49 sq. ft.  |

| UNIT D         |             |
|----------------|-------------|
| MAIN LEVEL     | 124 sq. ft. |
| SECOND LEVEL   | 167 sq. ft. |
| TOTAL FINISHED | 291 sq. ft. |
| MECHANICAL     | 22 sq. ft.  |
| GARAGE         | 247 sq. ft. |
| COVERED PATIO  | 49 sq. ft.  |

MAIN LEVEL FLOOR PLAN  
SCALE: 1/4" = 1'-0"







|          |
|----------|
| PRELIM   |
| FINAL    |
| 09/03/24 |
| REVISION |
|          |
|          |



IF THIS IS NOT RED  
DO NOT COPY

**ADVANCED**  
—HOUSE PLANS—  
QUESTIONS & ANSWERS

ADVANCED HOUSE PLANS IS A PROFESSIONAL RESIDENTIAL DESIGN FIRM LOCATED IN CHICAGO. WE BECAUSE SITE CONDITIONS VARY, A/R CANNOT GUARANTEE THE SUITABILITY OF THESE PLANS FOR USE ON ANY SPECIFIC SITE. THE APPLICANT MUST CONSULT WITH A PROFESSIONAL ENGINEER TO DETERMINE THE APPLICABILITY OF A CONSTRUCTION PROFESSIONAL, HYDROLOGICAL/CONSTRUCTION ENGINEER, AND/OR GEOTECHNICAL ENGINEER. ADVANCED HOUSE PLANS WILL THOROUGHLY REVIEW A VARIETY OF SITE CONDITIONS, MATERIALS, & STRUCTURAL REQUIREMENTS PRIOR TO CONSTRUCTION. WE WILL RELEASE ADVANCED HOUSE PLANS FROM ANY LIABILITY THAT MAY OCCUR DURING OR AFTER THE BUILDING PROCESS.

© 2024

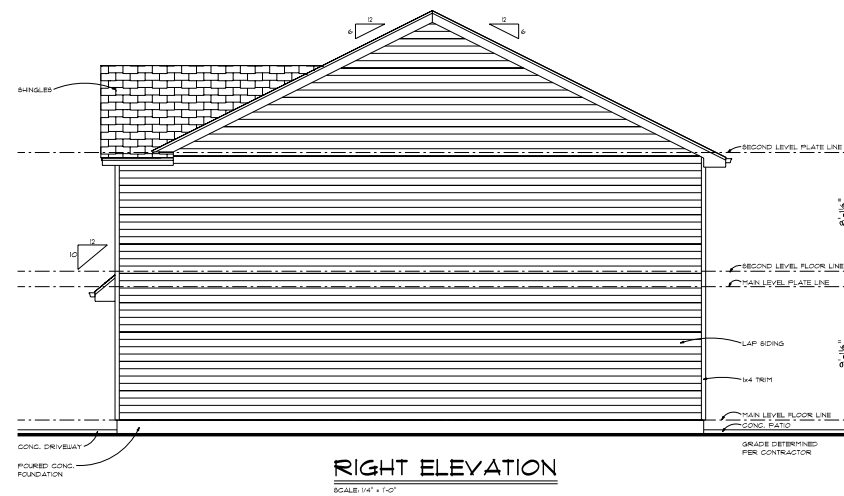
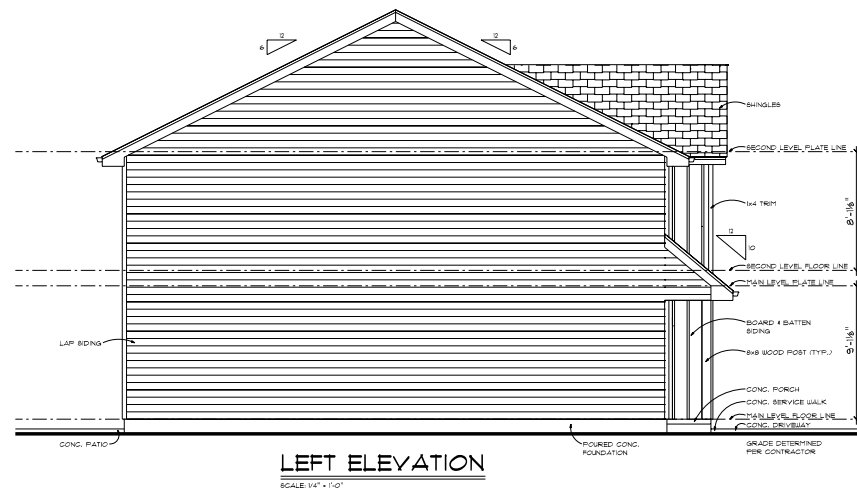
30629

SHEET  
2  
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100% SCALE = 24" x 36"



9-A-25-SU submitted 7/22/2025

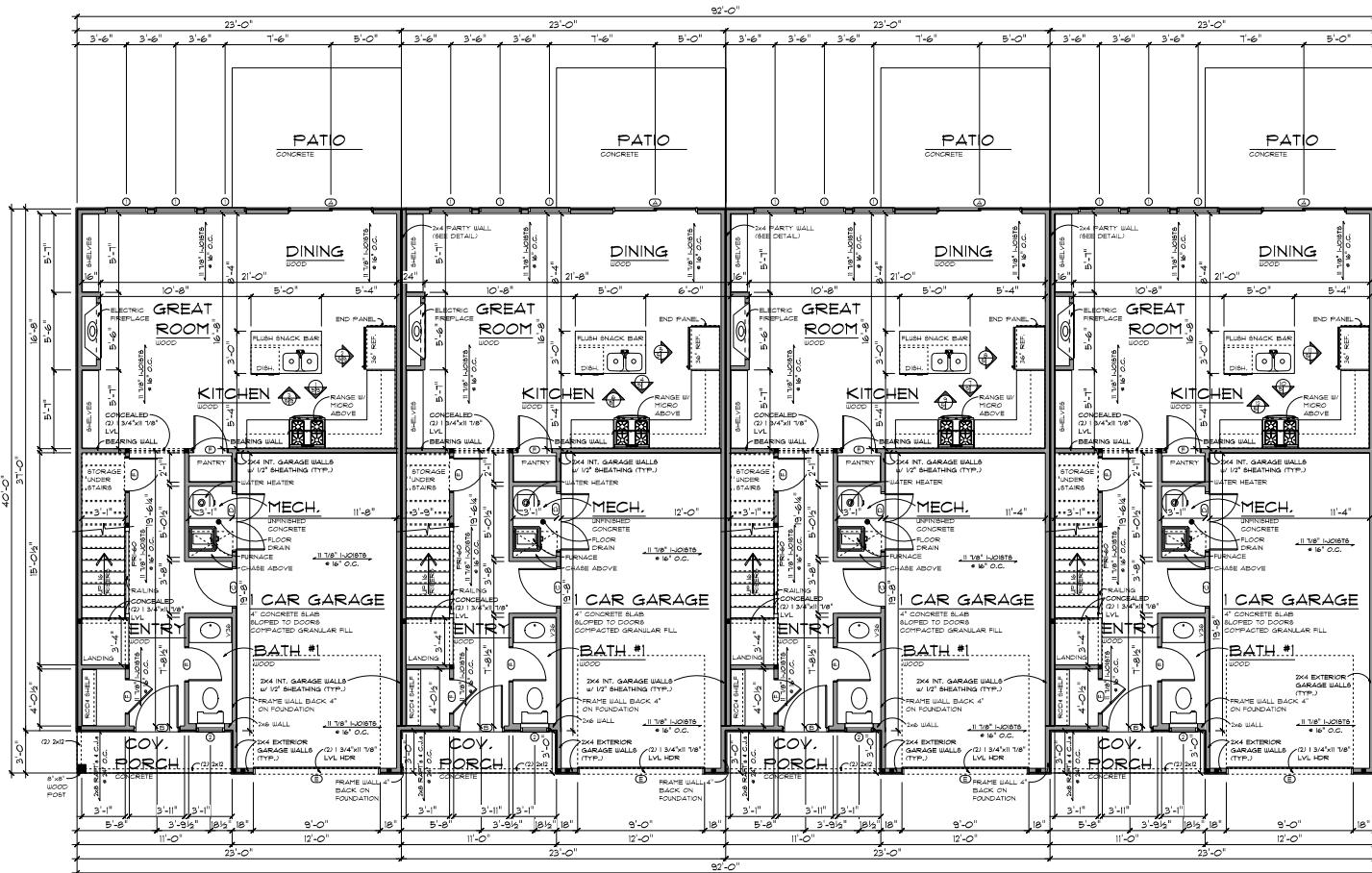


| OPENING SCHEDULE - UNIT A |            |                     |               |       |  |
|---------------------------|------------|---------------------|---------------|-------|--|
| OPENING ID                | TYPE       | PRODUCT CODE        | SIZE          | COUNT |  |
| I                         | JNDOU      | 36X75 CASERT 1      | 3'-0" x 6'-0" | 3     |  |
| J                         | JNDOU      | 36X48 CASERT 1      | 3'-0" x 4'-0" | 1     |  |
| A                         | SLDNG DROR | 36X60 SLDNG GLASS 2 | 6'-0" x 6'-6" | 1     |  |
| B                         | DOOR       | 36X60 GLASS 1       | 3'-0" x 6'-6" | 1     |  |
| C                         | DOOR       | 36X60 EXTERIOR 1    | 2'-8" x 6'-6" | 1     |  |
| D                         | DOOR       | 48X60 EXTERIOR 2    | 4'-0" x 6'-6" | 1     |  |
| E                         | GARAGE     | 10X75M - 2 PANEL    | 9'-0" x 8'-0" | 1     |  |
| F                         | DOOR       | 36X60 1             | 2'-4" x 6'-6" | 4     |  |

| OPENING SCHEDULE - UNIT B |            |                     |               |       |  |
|---------------------------|------------|---------------------|---------------|-------|--|
| OPENING ID                | TYPE       | PRODUCT CODE        | SIZE          | COUNT |  |
| I                         | JNDOU      | 36X75 CASERT 1      | 3'-0" x 6'-0" | 3     |  |
| J                         | JNDOU      | 36X48 CASERT 1      | 3'-0" x 4'-0" | 1     |  |
| A                         | SLDNG DROR | 36X60 SLDNG GLASS 2 | 6'-0" x 6'-6" | 1     |  |
| B                         | DOOR       | 36X60 GLASS 1       | 3'-0" x 6'-6" | 1     |  |
| C                         | DOOR       | 36X60 EXTERIOR 1    | 2'-8" x 6'-6" | 1     |  |
| D                         | DOOR       | 48X60 EXTERIOR 2    | 4'-0" x 6'-6" | 1     |  |
| E                         | GARAGE     | 10X75M - 2 PANEL    | 9'-0" x 8'-0" | 1     |  |
| F                         | DOOR       | 36X60 1             | 2'-4" x 6'-6" | 4     |  |

| OPENING SCHEDULE - UNIT C |            |                     |               |       |  |
|---------------------------|------------|---------------------|---------------|-------|--|
| OPENING ID                | TYPE       | PRODUCT CODE        | SIZE          | COUNT |  |
| I                         | JNDOU      | 36X75 CASERT 1      | 3'-0" x 6'-0" | 3     |  |
| J                         | JNDOU      | 36X48 CASERT 1      | 3'-0" x 4'-0" | 1     |  |
| A                         | SLDNG DROR | 36X60 SLDNG GLASS 2 | 6'-0" x 6'-6" | 1     |  |
| B                         | DOOR       | 36X60 GLASS 1       | 3'-0" x 6'-6" | 1     |  |
| C                         | DOOR       | 36X60 EXTERIOR 1    | 2'-8" x 6'-6" | 1     |  |
| D                         | DOOR       | 48X60 EXTERIOR 2    | 4'-0" x 6'-6" | 1     |  |
| E                         | GARAGE     | 10X75M - 2 PANEL    | 9'-0" x 8'-0" | 1     |  |
| F                         | DOOR       | 36X60 1             | 2'-4" x 6'-6" | 4     |  |

| OPENING SCHEDULE - UNIT D |            |                     |               |       |  |
|---------------------------|------------|---------------------|---------------|-------|--|
| OPENING ID                | TYPE       | PRODUCT CODE        | SIZE          | COUNT |  |
| I                         | JNDOU      | 36X75 CASERT 1      | 3'-0" x 6'-0" | 3     |  |
| J                         | JNDOU      | 36X48 CASERT 1      | 3'-0" x 4'-0" | 1     |  |
| A                         | SLDNG DROR | 36X60 SLDNG GLASS 2 | 6'-0" x 6'-6" | 1     |  |
| B                         | DOOR       | 36X60 GLASS 1       | 3'-0" x 6'-6" | 1     |  |
| C                         | DOOR       | 36X60 EXTERIOR 1    | 2'-8" x 6'-6" | 1     |  |
| D                         | DOOR       | 48X60 EXTERIOR 2    | 4'-0" x 6'-6" | 1     |  |
| E                         | GARAGE     | 10X75M - 2 PANEL    | 9'-0" x 8'-0" | 1     |  |
| F                         | DOOR       | 36X60 1             | 2'-4" x 6'-6" | 4     |  |



| UNIT A         |            |
|----------------|------------|
| MAIN LEVEL     | 622 sq ft  |
| SECOND LEVEL   | 843 sq ft  |
| TOTAL FINISHED | 1464 sq ft |
| GARAGE         | 293 sq ft  |
| COVERED PORCH  | 35 sq ft   |

| UNIT B         |            |
|----------------|------------|
| MAIN LEVEL     | 622 sq ft  |
| SECOND LEVEL   | 843 sq ft  |
| TOTAL FINISHED | 1464 sq ft |
| GARAGE         | 293 sq ft  |
| COVERED PORCH  | 35 sq ft   |

| UNIT C         |            |
|----------------|------------|
| MAIN LEVEL     | 622 sq ft  |
| SECOND LEVEL   | 843 sq ft  |
| TOTAL FINISHED | 1464 sq ft |
| GARAGE         | 293 sq ft  |
| COVERED PORCH  | 35 sq ft   |

| UNIT D         |            |
|----------------|------------|
| MAIN LEVEL     | 622 sq ft  |
| SECOND LEVEL   | 843 sq ft  |
| TOTAL FINISHED | 1464 sq ft |
| GARAGE         | 293 sq ft  |
| COVERED PORCH  | 35 sq ft   |

## MAIN LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"

9-A-25-SU submitted 7/22/2025



PRELIM  
FINAL  
REVISION

Buttonwood  
2x4 Slab



ADVANCED  
HOME PLANS

ADVANCED HOME PLANS, LLC is a professional residential design firm that provides a wide range of services including conceptual design, schematic design, preliminary design, construction documents, and construction administration. We are committed to providing high-quality, affordable design services to our clients.

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30629

SHEET  
5  
10/25/24 10:00 AM

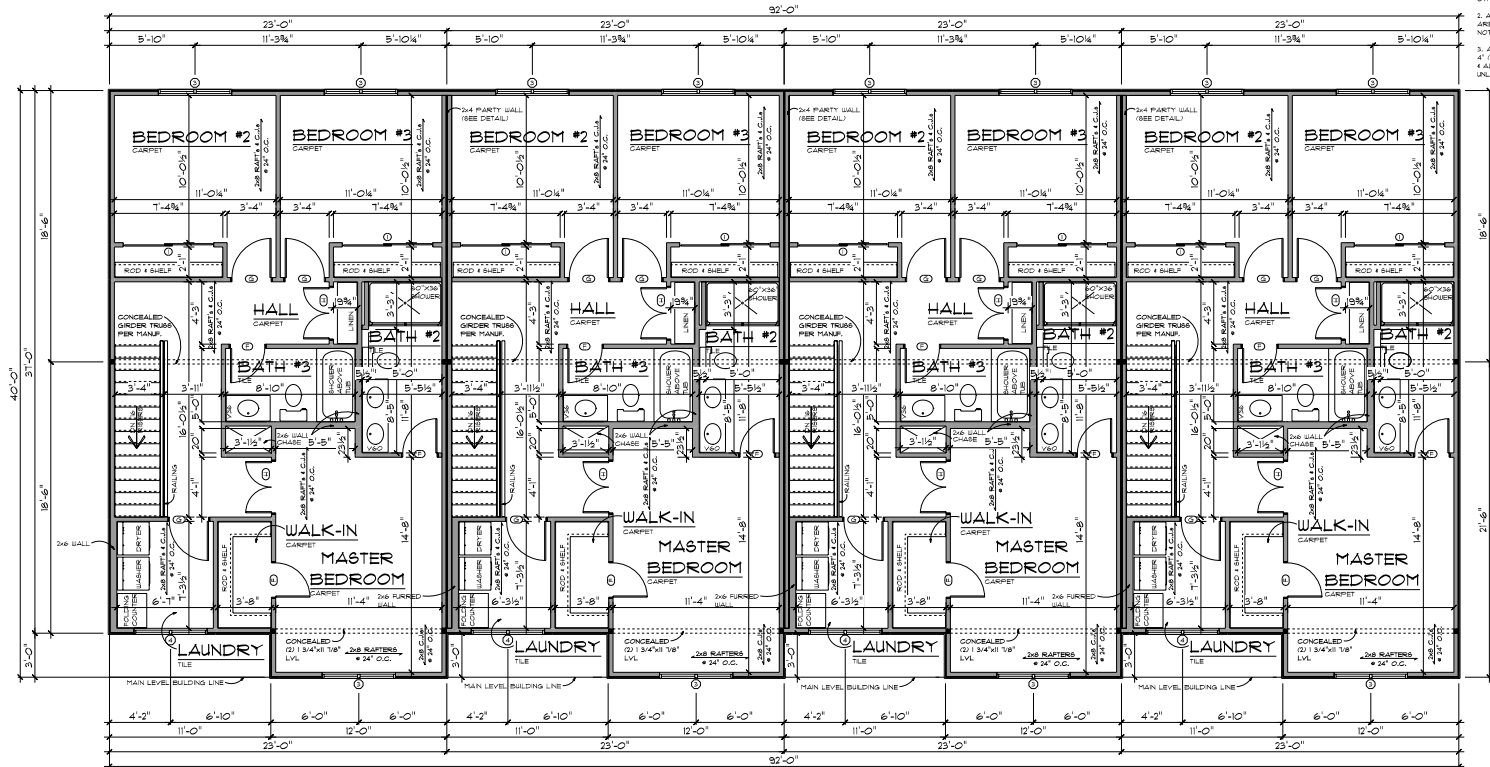
| OPENING SCHEDULE - UNIT A |              |                 |               |       |
|---------------------------|--------------|-----------------|---------------|-------|
| OPENING ID                | TYPE         | PRODUCT CODE    | SIZE          | COUNT |
| 3                         | WINDOW       | 60K40 CASPENT 2 | 3'-0" x 3'-0" | 2     |
| 4                         | WINDOW       | 60K40 CASPENT 2 | 3'-0" x 3'-0" | 1     |
| F                         | DOOR         | 2BX80 1         | 2'-4" x 6'-8" | 3     |
| G                         | DOOR         | 2BX80 1         | 2'-8" x 6'-8" | 3     |
| H                         | DOOR         | 4DX80 2         | 3'-4" x 6'-8" | 2     |
| I                         | SLIDING DOOR | TX80 SLIDING 2  | 6'-0" x 6'-8" | 2     |

| OPENING SCHEDULE - UNIT B |              |                 |               |       |
|---------------------------|--------------|-----------------|---------------|-------|
| OPENING ID                | TYPE         | PRODUCT CODE    | SIZE          | COUNT |
| 3                         | WINDOW       | 60K40 CASPENT 2 | 3'-0" x 3'-0" | 2     |
| 4                         | WINDOW       | 60K40 CASPENT 2 | 3'-0" x 3'-0" | 1     |
| F                         | DOOR         | 2BX80 1         | 2'-4" x 6'-8" | 3     |
| G                         | DOOR         | 2BX80 1         | 2'-8" x 6'-8" | 3     |
| H                         | DOOR         | 4DX80 2         | 3'-4" x 6'-8" | 2     |
| I                         | SLIDING DOOR | TX80 SLIDING 2  | 6'-0" x 6'-8" | 2     |

| OPENING SCHEDULE - UNIT C |              |                 |               |       |
|---------------------------|--------------|-----------------|---------------|-------|
| OPENING ID                | TYPE         | PRODUCT CODE    | SIZE          | COUNT |
| 3                         | WINDOW       | 60K40 CASPENT 2 | 3'-0" x 3'-0" | 2     |
| 4                         | WINDOW       | 60K40 CASPENT 2 | 3'-0" x 3'-0" | 1     |
| F                         | DOOR         | 2BX80 1         | 2'-4" x 6'-8" | 3     |
| G                         | DOOR         | 2BX80 1         | 2'-8" x 6'-8" | 3     |
| H                         | DOOR         | 4DX80 2         | 3'-4" x 6'-8" | 2     |
| I                         | SLIDING DOOR | TX80 SLIDING 2  | 6'-0" x 6'-8" | 2     |

| OPENING SCHEDULE - UNIT D |              |                 |               |       |
|---------------------------|--------------|-----------------|---------------|-------|
| OPENING ID                | TYPE         | PRODUCT CODE    | SIZE          | COUNT |
| 3                         | WINDOW       | 60K40 CASPENT 2 | 3'-0" x 3'-0" | 2     |
| 4                         | WINDOW       | 60K40 CASPENT 2 | 3'-0" x 3'-0" | 1     |
| F                         | DOOR         | 2BX80 1         | 2'-4" x 6'-8" | 3     |
| G                         | DOOR         | 2BX80 1         | 2'-8" x 6'-8" | 3     |
| H                         | DOOR         | 4DX80 2         | 3'-4" x 6'-8" | 2     |
| I                         | SLIDING DOOR | TX80 SLIDING 2  | 6'-0" x 6'-8" | 2     |

GENERAL NOTES:  
 1. ALL SECOND LEVEL WALLS ARE 8" HIGH UNLESS NOTED OTHERWISE.  
 2. ALL EXTERIOR WALLS ARE 8" HIGH UNLESS NOTED OTHERWISE.  
 3. ALL INTERIOR WALLS ARE 3 1/2" UNLESS NOTED OTHERWISE.



UNIT A  
SECOND LEVEL #42 sq. ft.

UNIT B  
SECOND LEVEL #42 sq. ft.

UNIT C  
SECOND LEVEL #42 sq. ft.

UNIT D  
SECOND LEVEL #42 sq. ft.

## SECOND LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"



Buttonwood  
2x4 5/8"



ADVANCED  
HOUSE PLANS

ADVANCED HOUSE PLANS IS A PROFESSIONAL RESIDENTIAL DESIGN FIRM THAT SPECIALIZES IN THE DESIGN OF CUSTOM HOMES AND COMMERCIAL BUILDINGS. WE ARE A FULL SERVICE FIRM THAT PROVIDES ARCHITECTURAL, ENGINEERING, AND INTERIOR DESIGN SERVICES. OUR DESIGNERS ARE EXPERIENCED AND HAVE A PROVEN TRACK RECORD OF SUCCESS. WE ARE COMMITTED TO PROVIDING OUR CLIENTS WITH THE HIGHEST QUALITY DESIGN AND CONSTRUCTION SERVICES. WE ARE A MEMBER OF THE NATIONAL ASSOCIATION OF ARCHITECTS (NAA) AND THE NATIONAL ASSOCIATION OF HOME BUILDERS (NAHB).

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SHEET  
1 OF 6  
DATE: 03/20/24



# Development Request

**Subdivision** ☐ Concept Plan\* ☐ Final Plat

**Zoning** ☐ Rezoning ☐ Plan Amendment\*

**Development** ☐ Development Plan\* ☐ Planned Development\* ☒ Use on Review / Special Use\* ☐ Hillside Protection COA\*

\*These application types require a [pre-application consultation](#) with Planning staff.

Mainland MCA Knoxville

Owner

Applicant Name

Affiliation

07/22/2025

09/11/2025

File Number(s)

Date Filed

Meeting Date (if applicable)

9-A-25-SU

## Correspondence

All correspondence will be directed to the approved contact listed below.

☐ Applicant ☐ Property Owner ☐ Option Holder ☐ Project Surveyor ☒ Engineer ☐ Architect/Landscape Architect

Adam Kohntopp

Cannon & Cannon, Inc

Name

Company

10025 Investment Dr. Suite 120

Knoxville

TN

37932

Address

City

State

ZIP

865-343-0019

Phone

Email

## Current Property Info

Mainland MCA Knoxville, LLC

1905 Acklen Ave

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

962 N Gallaher View Rd

106PA037

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

## Development Request

☒ Residential ☐ Non-Residential

RELATED CITY PERMIT NUMBER

tbd

Proposed Use Townhouse Development

Specify if a traffic impact study is required: ☐ Yes (required to be submitted with application) ☒ No

## Subdivision Request

|   |   |                                 |
|---|---|---------------------------------|
|   |   | RELATED REZONING FILE NUMBER    |
| Proposed Subdivision Name   |   |                                 |
| Unit / Phase Number   | <input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel | Proposed Number of Lots (total) |
| <input type="checkbox"/> Other (specify) _____  |   |                                 |
| Specify if requesting: <input type="checkbox"/> Variance <input type="checkbox"/> Alternative design standard                                       |   |                                 |
| Specify if a traffic impact study is required: <input type="checkbox"/> Yes (required to be submitted with application) <input type="checkbox"/> No |   |                                 |

## Zoning Request

|   |                              |   |
|---|------------------------------|---|
|   |                              | PENDING PLAT FILE NUMBER                        |
| <input type="checkbox"/> Zoning Change  | Proposed Zoning              | Proposed Density (units/acre, for PR zone only) |
| <input type="checkbox"/> Sector Plan <input type="checkbox"/> One Year Plan <input type="checkbox"/> Comprehensive Plan |                              |   |
| <input type="checkbox"/> Plan Amendment Change  | Proposed Plan Designation(s) |   |
| <input type="checkbox"/> If, in Knox county, submit plan amendment request with application                             | Previous Rezoning Requests   |   |
| <input type="checkbox"/> Other (specify) _____  |                              |   |

## Authorization

☒ I declare under penalty of perjury the foregoing is true and correct: **1)** He/she/it is the owner of the property AND **2)** The application and all associated materials are being submitted with his/her/its consent

|   |                          |                      |
|---|--------------------------|----------------------|
|  | Adam Kohntopp / Engineer | 07/21/2025           |
| Applicant Signature   | Print Name / Affiliation | Date                 |
| 865-343-0019  |                          |                      |
| Phone Number  | Email                    |                      |
|  | KENNETH M. LIRISH        | 7/22/2025, SG        |
| Property Owner Signature  | Please Print             | 7/21/25<br>Date Paid |

## Staff Use Only

☐ Administrative Review

ADDITIONAL REQUIREMENTS

☐ Property Owners / Option Holders

| FEE 1 | FEE 2    | FEE 3 | TOTAL    |
|-------|----------|-------|----------|
| 0402  | \$500.00 |       | \$500.00 |



# Public Notice and Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). We require applicants to acknowledge their role in this process.

## Sign Posting and Removal

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission.

**Planning staff will post the required sign.** If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

### Location and Visibility

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

### Timing

The sign(s) must be posted not less than 12 days prior to the scheduled Planning Commission public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

### Acknowledgement

**By signing below,** you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.

~~8/30/25~~ 8/29/2025

9/12/25

Date to be Posted

Date to be Removed

**Have you engaged the surrounding property owners to discuss your request?**

☐ Yes ☐ No

☒ No, but I plan to prior to the Planning Commission meeting

Applicant Signature

Applicant Name

Date

Hickman MCM Knoxville, LLC

JENNIFER M. LARSEN  
MANAGER

7/21/25